



3 Langley Close
Sandbach

£2,100 PCM



STEPHENSON BROWNE

3 Langley Close, Sandbach CW11 1YJ

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Welcome to this impressive detached family home located on the desirable Langley Close in Sandbach. This spacious property boasts five generously sized bedrooms, making it an ideal choice for families seeking comfort and room to grow. The house features three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The kitchen is equipped with integrated appliances, ensuring a modern and functional cooking environment. With two bathrooms, this home offers convenience for busy family life. The private rear garden is perfect for outdoor activities and enjoying the fresh air, while the garage provides additional storage or parking space.

Situated in a prime location, this property offers excellent commuting options with easy access to major transport links, making it a great choice for those who travel for work. Additionally, the vibrant Sandbach town centre is just a short distance away, providing a variety of shops, restaurants, and local

Entrance Hallway

Two ceiling light points, storage cupboard, UPVC double glazed front door and window to the side elevation.

Cloakroom

Low level WC, pedestal wash hand basin, ceiling light point.

Lounge

Two radiators, two ceiling light points, UPVC double glazed window to the front elevation, smoke alarm, TV point, electric fire with marble surround. Sliding doors leading into:

Sun Room

Two wall lights, tiled flooring, UPVC double glazed windows to the side elevation and doors leading out to the garden.

Dining Room

UPVC double glazed sliding doors leading out to the garden, ceiling light point, radiator.

Breakfast Kitchen

A good range of wood effect wall and base units with contrasting work-surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated fridge, integrated double oven, four ring induction hob with extractor fan over,

spotlighting, tiled flooring, tiled surround, radiator, breakfast bar, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the garden, door to integral garage.

FIRST FLOOR

Landing

Ceiling light point, smoke alarm.

Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point, fitted wardrobes and furniture, walk in wardrobe with ceiling light point.

En-Suite

Low level WC, wall hung wash hand basin with mixer tap, walk in shower enclosure with mixer shower over, tiled walls and tiled flooring, spotlighting, UPVC double glazed frosted window to the side elevation, under-floor heating, spotlighting, radiator.

Bedroom Two

UPVC double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes.

Bedroom Four

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted storage cupboard.

Bedroom Five

UPVC double glazed window to the front elevation, radiator, ceiling light point, storage cupboard.

Bathroom

Low level WC, wall hung wash hand basin with mixer tap, shower enclosure with mixer shower over, tiled walls and tiled flooring, spotlighting, tiled bath, UPVC double glazed frosted window to the rear elevation, under-floor heating, spotlighting, radiator.

Front

Shaped lawn, block paved driveway, rockery area.

Rear

Indian stone patio, laid to lawn area, shrubbery, summer-house, fenced boundaries, outside plug.

Integral Garage

Electric door, power and lighting, fitted storage units.

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

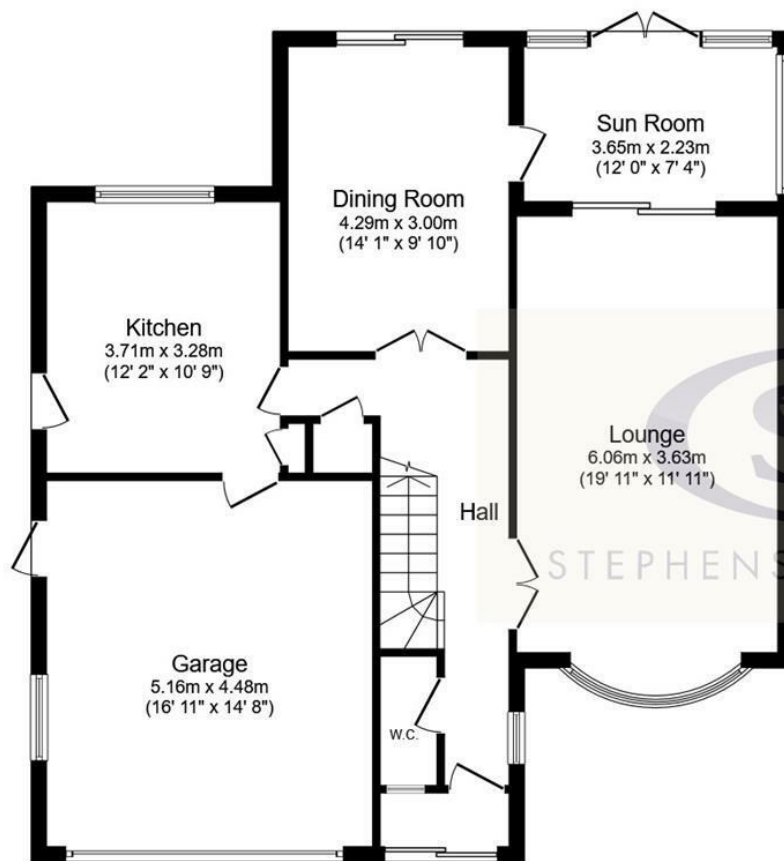
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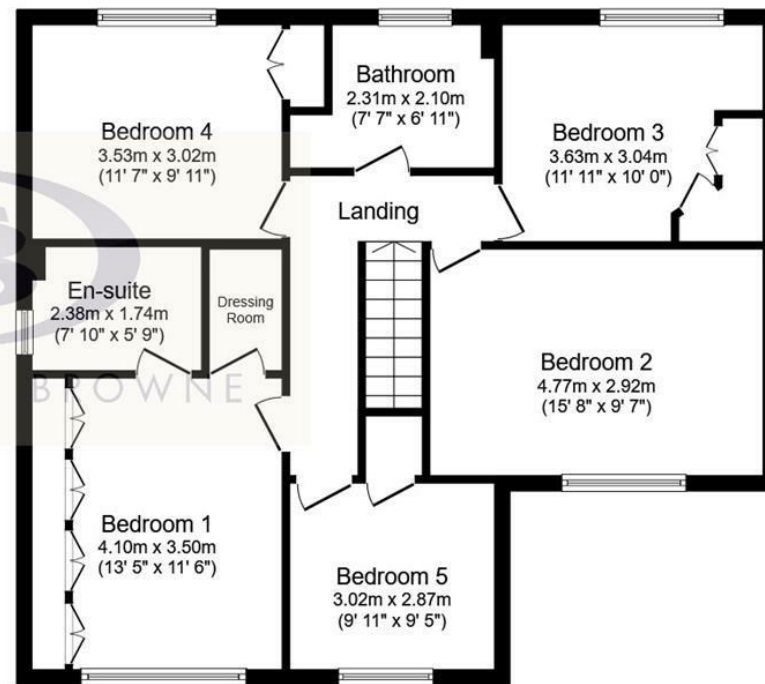








Ground Floor



First Floor

Total floor area 180.6 sq.m. (1,943 sq.ft.) approx

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